(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 5 July 2004 (as amended))

ANNOUNCEMENT

PAYMENT OF BASE FEE, PROPERTY MANAGEMENT FEE AND LEASE MANAGEMENT FEE IN RESPECT OF CERTAIN PROPERTIES BY WAY OF ISSUE OF NEW UNITS IN MAPLETREE LOGISTICS TRUST

Further to the announcements/press releases dated 29 May 2016, 28 June 2016, 23 September 2016, 15 December 2016, 5 January 2018, 5 July 2018, 26 October 2018, 1 November 2018, 17 September 2019, 21 October 2020, 21 December 2020, 15 February 2021, 17 March 2021, 9 July 2021, 13 August 2021, 20 August 2021, 20 October 2021, 22 November 2021 and 28 February 2022, 30 March 2023, 8 May 2023, 13 December 2023 and 29 February 2024 and the unitholders' circulars dated 28 August 2017, 8 May 2018, 1 November 2019, 5 February 2020, 2 November 2020 and 22 December 2021 in relation to certain properties in Australia, Malaysia, Vietnam, Singapore, Hong Kong SAR, Japan, South Korea, India and the People's Republic of China (collectively, and together with MLT's other properties, referred to as the "Properties"), Mapletree Logistics Trust Management Ltd., as manager (the "Manager") of Mapletree Logistics Trust ("MLT"), wishes to announce that a total of 9,916,224 new units in MLT ("Units") at an issue price of S$1.1014 per Unit, have been issued on 20 November 2026 as follows:

1. 8,677,674 Units as payment of part of the base fee for the relevant term during the period from 1 July 2026 to 30 September 2026 in respect of certain Properties in accordance with the MLT Trust Deed; and

2. 1,238,550 Units as payment of part of the property management fee and the lease management fee in respect of certain Properties for the relevant term during the period from 1 July 2026 to 30 September 2026 in accordance with the master property management agreement dated 24 June 2005 ("MPMA") and the overseas properties property management agreement dated 18 January 2006 ("OPMA"), both entered into between HSBC Institutional Trust Services (Singapore) Limited as trustee of MLT, the Manager and Mapletree Property Management Pte. Ltd. (the "Property Manager") and as amended, supplemented and extended from time to time, pursuant to which the Property Manager is to provide certain property management, lease management, marketing services and other services to the properties of MLT.

The Manager and Property Manager have nominated Mulberry Pte. Ltd. ("Mulberry") to receive the above-mentioned Units relating to the base fee, property management fee and lease management fee, as permitted under the MLT Trust Deed, the MPMA and OPMA.

The issue price of the Units for payment of the base fee, property management fee and lease management fee is based on the volume weighted average price for a Unit for all trades on the Singapore Exchange Securities Trading Limited in the ordinary course of trading for the last ten business days of the relevant period.

Following the above issuances, Mulberry holds 945,667,718 Units and the Manager holds 6,290,361 Units. The Property Manager does not hold any units in MLT. Total number of Units in issue as at 20 November 2026 is 5,148,894,098.

By Order of the Board
Wan Kwong Weng
Joint Company Secretary
Mapletree Logistics Trust Management Ltd.
(Company Registration No. 200500947N)
As Manager of Mapletree Logistics Trust

20 November 2026

Important Notice

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in MLT ("Units"). The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders of MLT may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited ("SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of MLT is not necessarily indicative of the future performance of MLT.

The information in this Announcement must not be published outside the Republic of Singapore and in particular, but without limitation, must not be published in any United States edition of any publication.